

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting

August 23, 2004

Members Present-

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator/Vice-Chairperson, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Keith Hunter – Environmental Health, Marie Keenum-911 Coordinator, Barry Ginn-Ginn Engineering, Dale Parrett-Public Works, Michael Springstead-Springstead Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Approval of Minutes-

Staff discussed the comment made at the previous meeting regarding stormwater maintenance on Canal Street located in the Villages. Clarification is needed regarding the responsible party. Mr. Parrett stated he was under the impression the Villages maintained all stormwater systems. Ron Grant spoke and stated he was under the impression the County maintained all stormwater systems located in the right of ways.

Mrs. Rogers relinquished the chair to Mr. Helms at 2:10 PM in order to go research the development order to clarify whose responsibility it was.

OLD BUSINESS-

None

NEW BUSINESS-

Custom Windows, Inc. – Major Development – Engineering Plan Review

Bennett Walling, Walling Engineering, Inc., was not present at this time, but engineering comments were discussed regarding the required handicapped parking fine amount and discrepancies found in the drainage report.

Mr. Ginn moved to table the engineering request until later in the meeting in order to allow Mr. Walling a chance to arrive. Mrs. Keenum seconded the motion and the motion carried.

VOS: Crestwood Villas – Major Development – Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 61-unit subdivision. There were no engineering comments. The target for potable water testing was discussed.

Mr. Springstead moved for engineering plan approval. Mr. Parrett seconded the motion and the motion carried.

VOS: Rosedale Villas – Major Development – Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 96-unit subdivision. There were no engineering comments.

Mr. Springstead moved for engineering approval. Mr. Lukert seconded the motion and the motion carried.

VOS: Unit 145 – Major Development - Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 197-unit subdivision. Mr. Springstead praised the subdivision design having double access.

Mr. Springstead moved for engineering approval. Mr. Hunter seconded the motion and the motion carried.

VOS: Unit 142 – Major Development - Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 196-unit subdivision. There were no engineering comments.

Mr. Springstead moved for engineering approval. Mrs. Keenum seconded the motion and the motion carried.

VOS: PUD Master Plan Amendment

Marty Dzuro, Grant and Dzuro, was present and requesting approval of the PUD Master Plan Amendment. Mr. Dzuro explained this was the first Notice of Proposed Change to the Second Deviation. The Department of Community Affairs has submitted its comments regarding this request. The amendment consists of 440 acres including 8 parcels. The purpose of the amendment is to fill in the vacant properties that are surrounded by Villages of Sumter. There is no housing allocation increase requested regarding the number of residential houses or commercial square footage. Mitigation issues were discussed. One of the parcels not involved in the amendment does not have legal access. Eagle nest zones were discussed. There are no significant changes proposed to the existing development order. The submittal process was discussed.

Mrs. Rogers returned at 2:20 PM during the above discussion and resumed as chairperson.

Mr. Helms moved to forward approval to the Zoning and Adjustment Board. Mrs. Keenum seconded the motion and the motion carried.

Approval of Minutes-

Mrs. Rogers read into the record the following from the development order:

The County will maintain only stormwater collection and retention facilities necessitated by county roads. Any stormwater collection and control structures not within rights-of-way or easements accepted for maintenance by the County shall be maintained by the Developer, private maintenance entity or a public entity. The Developer shall provide to the County perpetual use of the retention areas included in the approved design for discharge of stormwater collected within road rights-of-way.

Mr. Parrett will supply a copy of this portion of the development order to Mr. Hurst. The Committee discussed villa roads not being county roads. The Committee discussed how easement maintenance was determined. Mr. Grant stated when the pipe leaves the right-of-way; it was then the Villages' responsibility to maintain it.

Mr. Helms moved to approve the minutes from the August 16, 2004 DRC meeting. Mr. Lukert seconded the motion and the motion carried.

Custom Windows, Inc. – Major Development – Engineering Review

Bennett Walling, Walling Engineering, Inc., was present and requesting engineering approval to construct an office and warehouse with a parking area. Engineering comments were discussed. The drainage calculations were reduced in the impervious areas. The square footage of the basin was discussed. The amount of parking spaces has been increased. Three sets of revised engineering plans are needed. Utilities being provided by the City of Wildwood were discussed. The Department of Environmental Protection system is being revised.

Mr. Ginn moved to approve the request for engineering review, subject to all regulatory agency permits being obtained. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for August 30, 2004.

The meeting adjourned at 2:50 PM.